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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

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MEETING DATE: APRIL 2, 2014

SUBJECT: Z14-09, THE ENCLAVE VIA BELLA: REQUEST TO REZONE

APPROXIMATELY 13 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF HIGLEY ROAD AND HOUSTON AVENUE FROM TOWN OF GILBERT SINGLE FAMILY - 35 (SF-35) ZONING DISTRICT TO TOWN OF GILBERT SINGLE FAMILY-10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA

DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

This application constitutes a sustainable infill residential project that proposes to use infrastructure already in place to bring to life a residential development compatible with the current surrounding uses.

RECOMMENDED MOTION

NO MOTION REQUESTED

APPLICANT/OWNER

Company: Ashton Woods of Arizona Company:

Name: Mari Flynn Name: Jeff Erickson

Address: 6991 E. Camelback Road, Suite A-200 Address: 3616 E. Tremaine Ct.

Scottsdale, AZ 85251 Gilbert, AZ 85234

Phone: 480-202-6541 Phone: 480-221-8166

Email: mflynn@ashtonwoodshomes.com Email: drfefferickson@gmail.com

BACKGROUND/DISCUSSION

History

Date Action

August 3, 2004 The Town Council adopted Ordinance No. 1587 (Z04-14) and rezoned

(conventional zoning) approximately 13 acres from Maricopa County to

Town of Gilbert Single Family Residential (R1-35).

May 22, 2007 The Town Council adopted Ordinance No. 1952 (Z07-31) that changed

the zoning designation of the entire acreage to conform to the

designations in the Land Development Code (LDC).

Overview

The proposed amendment consists of approximately 13 acres located at the northeast corner of Higley Road and Houston Avenue, which was rezoned in 2007 and final plat recorded on April 6, 2007 as the Enclave-Via Bella subdivision. The final plat contains 10 residential lots with the zoning designation of Single Family-35 (SF-35) conventional zoning.

Surrounding Land Use & Zoning Designations:

	Existing Land Use	Existing Zoning	Existing Use
	Classification		
North	Regional Commercial (RC)	Regional Commercial (RC)	Vacant (Initiating
			preliminary plat process for
			commercial subdivision).
South	Houston Avenue then	Single Family-6 (SF-6)	Durango Subdivision
	Residential > 3-5 DU/Acre		
East	Residential > 1-2 DU/Acre	Single Family-10 (SF-10)	Private Residential
			Property
West	Residential > 1-2 DU/Acre	Single Family-8 (SF-8) and	Carriage Lane 10
		Single Family-6 (SF-6)	Subdivision
Site	Residential > 1-2 DU/Acre	Single Family-35 (SF-35)	The Enclave-Via Bella

Site Development Standards

	Existing Development	Proposed Development for
	Enclave-Via Bella	Enclave-Vial Bella.
Existing Zoning District:	Single Family-35 (SF-35)	Single Family-10 with a PAD
		overlay zoning district
Applicable Standards:		
Minimum Lot Area (sq. ft.)	35,000 sq. ft.	16,000 to 19,800 sq. ft.
Minimum Lot Dimensions (ft)	140' x 150'	84 '* and 85' x 160'
Maximum Height (ft.)/Stories		Two-story
Front Yard Setback	40'	25'
Side Yard Setback	20'	10' and 9'
Rear Yard Setback	40'	30' **
Lot Coverage	30% single story	45% single story
	30% two/three-story	40% two/three-story

^{*} For lots to the east of the common area and lot No.20.

CONFORMANCE WITH GENERAL PLAN

The proposed development is in conformance and implements the General Plan since it:

- Creates a neighborhood with an identity that complements Gilbert's heritage.
- Implements at this location the development of large lot residential subdivision.
- Makes an efficient use of existing infrastructure.

REZONING

The rezoning proposes to develop a residential subdivision that still offers large lots compatible with the zoning district designation in the surroundings. The deviations from the Single Family-10 (SF-10) zoning district requested are acceptable to allow the utilization of infrastructure already laid out and to be able to offer diverse housing product. These deviations include:

- Reduction in the lot width by 1 foot for 6 lots east of the common area and for lot 20, due to placement of current infrastructure.
- Reduction in the side setback from 10' and 10' to 10' and 9'. Staff considers this a function of the proposed deviation above.
- Deviation from LDC Section 2.104.B, which limits the height of the units backing onto the Regional Commercial (RC) zoning district to single-story. Staff can support if the Assisted Care Facility currently in the pre-application stage is in fact the use that will be developed to the north. Staff also considers a mitigation factor to be the lots depth; however, staff is of the opinion that it is necessary to maintain the current minimum rear setback dimension of 40' (SF-35) instead of the 30' (SF-10) for any two-story house built along the northern boundary.

^{**}The applicant offers to maintain the current rear setback of 40' for two-story houses backing onto the Regional Commercial zoning district abutting the north boundary of the subject site.

• Deviation from the required separation fence of 8 feet in height (LDC 4.109.A.1.c) to maintain the existing 6' high masonry wall. Staff recommends the LDC provision to be implemented to the portion not built and currently laid with chain link fence along the east and northeast of the site. Compliance with this requirement will require coordination with the private property to the east and northeast of the subject site.

PUBLIC NOTIFICATION AND INPUT

The applicant held a neighborhood meeting on February 18, 2014 at 7:00 p.m. at Carol Ray Ranch elementary School Library. It was attended by seven (7) property owners, the applicant, the development team and staff. They raised questions addressing the following issues which were answered by the applicant:

- Number of lots
- Price of houses to be built
- Lot sizes
- Ownership and closing date for the property's acquisition
- How many plans will be offered?
- Placement of the two-story homes
- Will the new community maintain the gates?
- Size of homes and lots
- Size of garages
- A couple of attendees requested copies of the elevations proposed.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file (Z14-09).

STAFF REQUEST

Staff requests Planning Commission input.

Maria S. Cadavid, AICP, CSBA

Maria D. Cadard

Senior Planner

Attachments:

- 1. Vicinity Map
- 2. Zoning Exhibit
- 3. Development Plan Exhibit

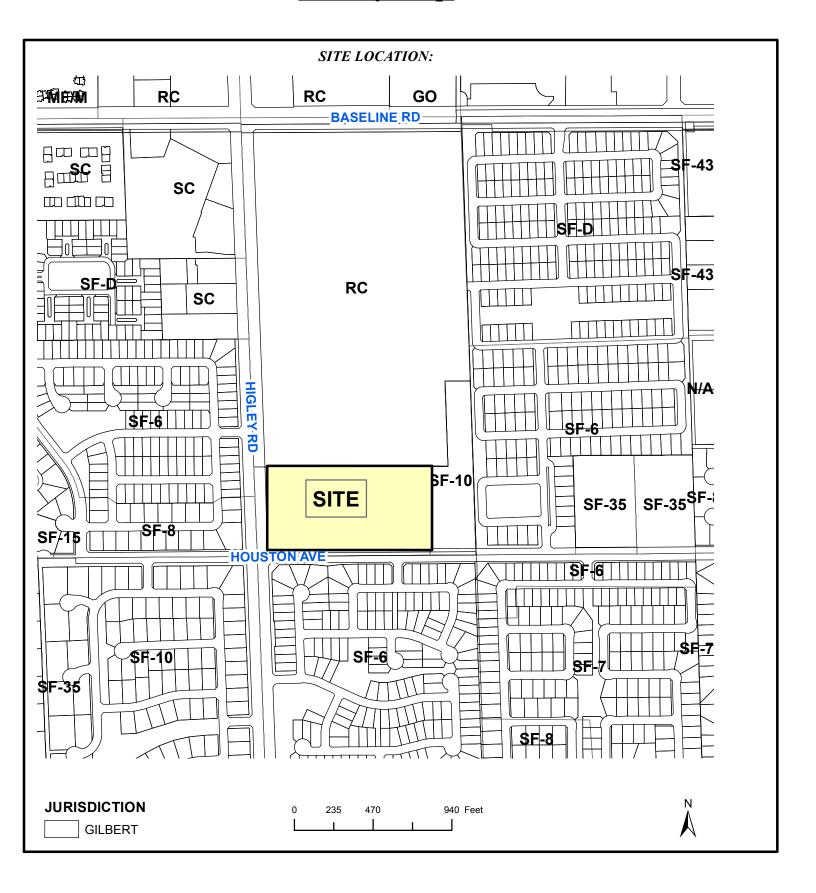
Z14-09

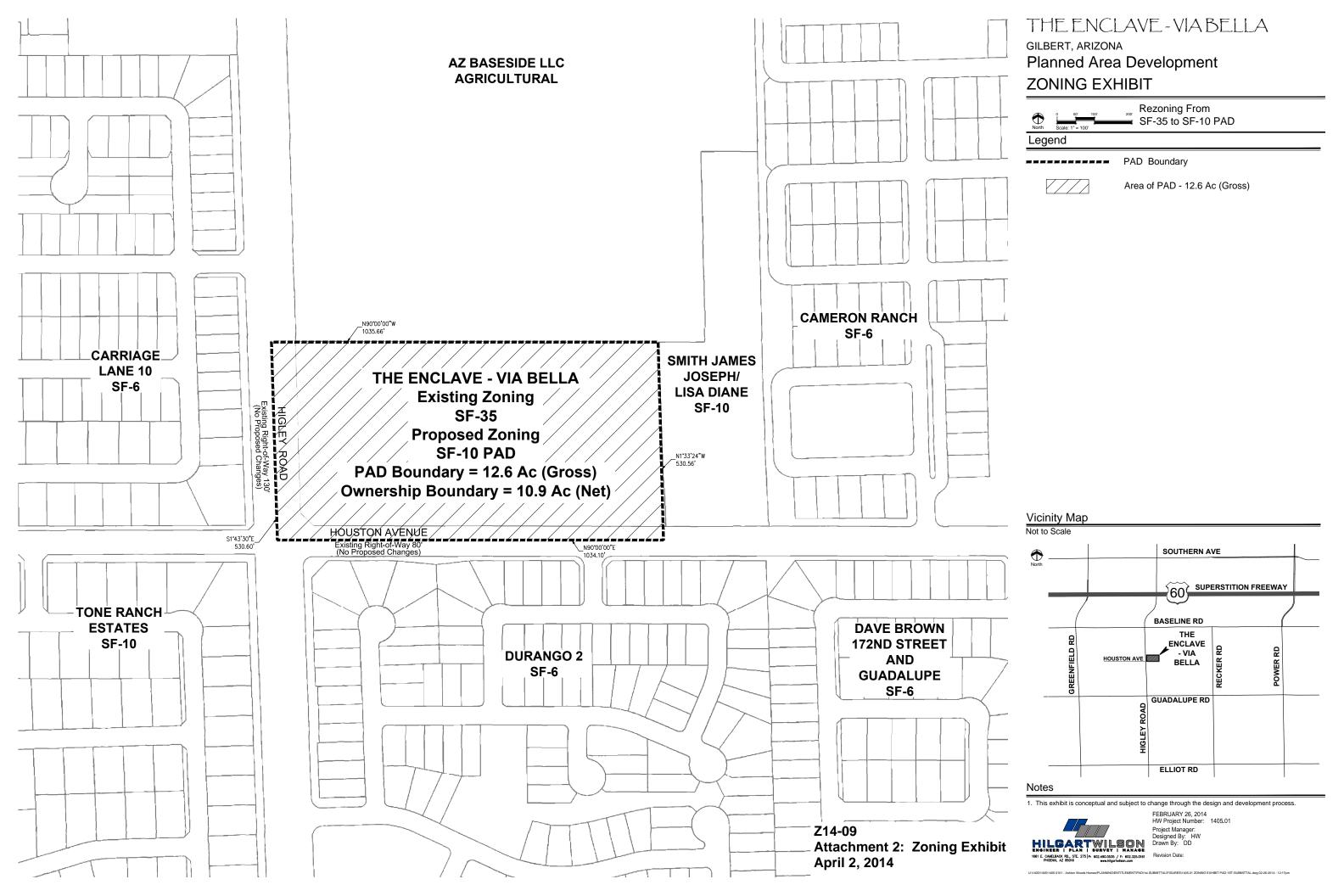
Z14-09

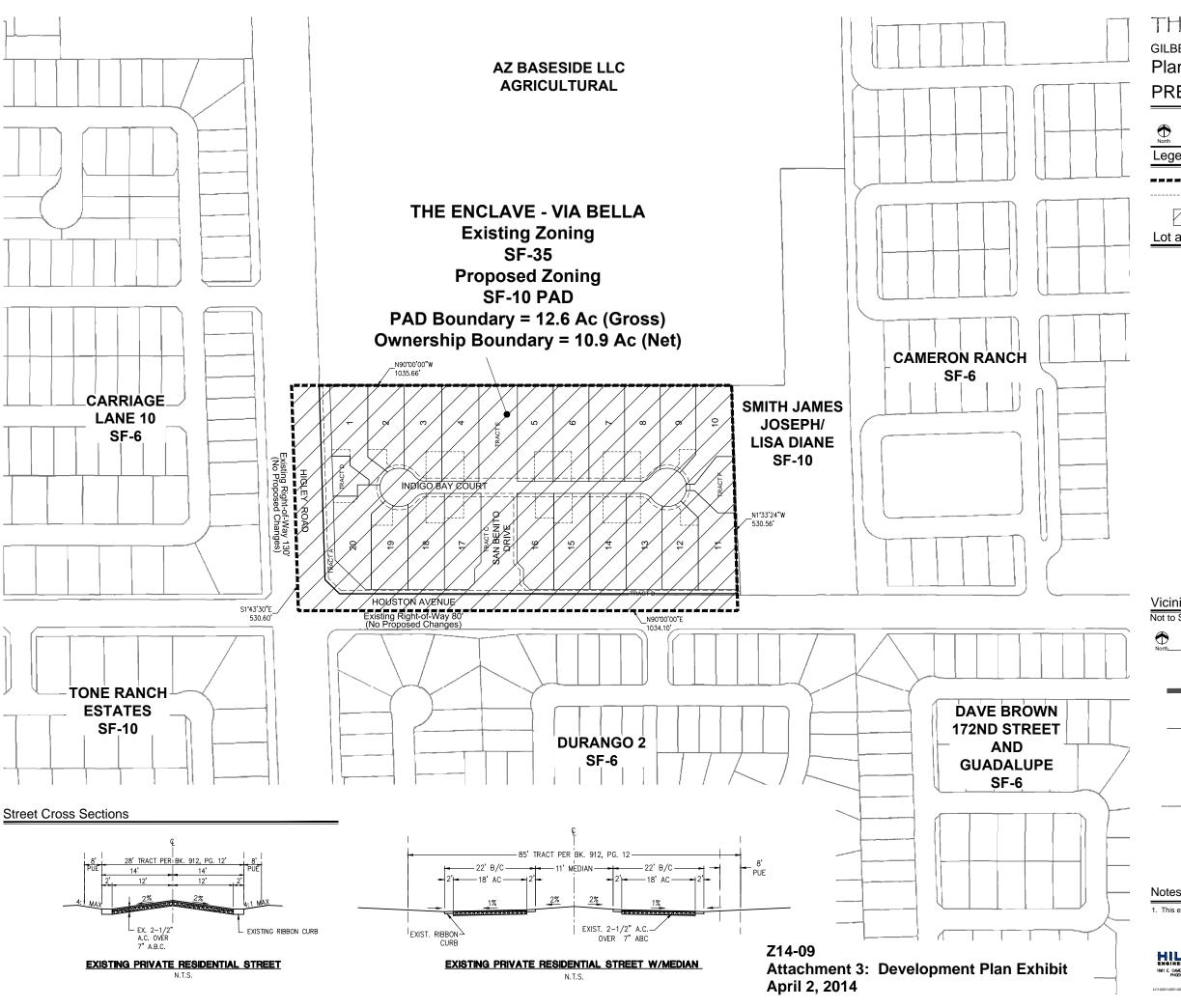
Attachment 1: Vicinity Map

April 2, 2014

Vicinity Map





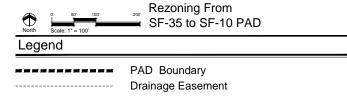


THE ENCLAVE - VIA BELLA

GILBERT, ARIZONA

Planned Area Development

PRELIMINARY DEVELOPMENT PLAN



Area of PAD - 12.6 Ac (Gross)

Lot and Tract Table

LOT TABLE		
LOT NO.	AREA (SQ.FT)	
1	17,897	
2	16,463	
3	19,185	
4	19,832	
5	19,023	
6	18,998	
7	18,998	
8	18,463	
9	16,090	
10	17,518	
11	18,659	
12	16,458	
13	18,562	
14	19,227	
15	19,227	
16	18,588	
17	18,498	
18	19,034	

16,896

TRACT TABLE						
TRACT	AREA (SF)	USE				
TRACT A	17,213	LS, RD, PAE & PUE				
TRACT B	4,881	LS, RD, PAE & PUE				
TRACT C	50,736	LS, RD, PAE & PUE				
TRACT D	5,627	RD, VNAE & WLE				
TRACT E	20,506	RD, PUE, PAE, REC & VNAE				
TRACT F	9,587	RD, PUE & VNAE				

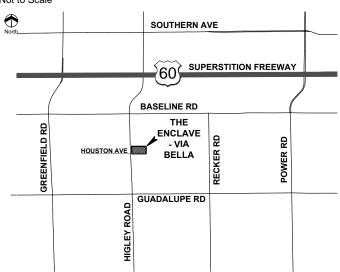
	AREA (SF)
TOTAL LOT AREA	366,514
TOTAL TRACT AREA	108,550

**OPEN SPACE AREA 1.33 AC (10.53%)

Vicinity Map

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Not to Scale



1. This exhibit is conceptual and subject to change through the design and development process



FEBRUARY 26, 2014 HW Project Number: 1405.01 Project Manager: